

THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 27, 2005, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE OCTOBER 11, 2005 MEETING.



Brenda Green, City Clerk

10. NEW BUSINESS

10A. GENERAL PLAN ANNUAL PROGRESS REPORT FOR FISCAL YEAR 2004-2005

The attached General Plan Annual Progress Report for FY 2004-2005 for the City of Stanton is being presented to the City Council for its consideration as required by State Law.

Motion/Second: Shawver/Royce

Motion carried:

City Council:

- 1) Received and filed General Plan Annual Progress Report; and
- 2) Submitted to the Governor's Office of Planning and Research and the State Housing and Community Development Department.



City of Stanton

General Plan
Annual Progress Report
For Fiscal Year 2004-2005

Prepared For:

CITY OF STANTON CITY COUNCIL
7800 KATELLA AVENUE
STANTON, CA 90680

and

THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT
P.O. Box 3044
SACRAMENTO, CA 95812-3044
(916) 445-0613

and

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING POLICY DIVISION
1800 THIRD STREET
P.O. Box 952053
SACRAMENTO, CA 94252-2053
(916) 445-4728

Submitted By:

THE CITY OF STANTON
COMMUNITY DEVELOPMENT DEPARTMENT
7800 KATELLA AVENUE
STANTON, CA 90680

SEPTEMBER 27, 2005

CONTACTS:

STEVEN K. HARRIS, AICP (714) 379-9222

Table of Contents

I.	Introduction	4
II.	Comprehensive General Plan Update	4
III.	General Plan Amendment Activity	4
IV.	Housing Element Activity	5
	<i>Regional Housing Needs Assessment (RHNA)</i>	<i>5</i>
	<i>Progress Towards Implementation of Housing Element Goals and</i>	
	<i>Policies.....</i>	<i>6</i>
IV.	Conclusion.....	7

I. Introduction

The City of Stanton is required by State law to have a legally adequate General Plan (Government Code § 65300 et seq.), which primarily addresses the physical development of the City and any land outside its boundaries, but within its sphere of influence. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (§ 65301(c)). The City's General Plan also includes two optional elements: Economic Development and Regional Coordination, which includes air quality, congestion management and growth management.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (§ 65400(b)). The purpose of the report is to provide the City Council and the state agencies with information on progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

II. Comprehensive General Plan Update

As stated in the FY 2003-2004 General Plan Annual Progress Report, the City has initiated a comprehensive update to its General Plan (adopted in 1992). To date, the City has completed the initial public outreach portion of the update process, which included the placement of interactive booths at local community events such as the Stanton Halloween Night celebration, Senior Health and Wellness Fair, Breakfast with Santa, and the 2004 and 2005 Summerfest celebrations. The City also outreached to local organizations and community groups to seek further community input.

In addition to the public outreach component, the City has also completed the preparation of necessary technical documents and is now in the process of drafting the text for the updated elements and Environmental Impact Report. The City anticipates that by the end of calendar year 2005 the updated elements and EIR will be completed.

III. General Plan Amendment Activity

There was no General Plan Amendment Activity during FY 2004-2005.

IV. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

Housing Element law requires jurisdictions to review their Housing Elements as frequently as appropriate, but not less often than every five years. Housing Elements should be evaluated periodically for the purpose of determining the local agency's progress in meeting its share of regional housing needs and to ease governmental constraints to the development of affordable housing. The City's progress towards meeting its fair share RHNA objectives is presented in this report.

The City's current RHNA cycle was originally designed for the time period between January 1, 1998 through June 30, 2005. However, to allow the RHNA process to correspond with the Regional Transportation Plan (RTP), the cycle has been extended to June 30, 2008. The City's current RHNA allocation is 646 new residential units. The total allocated housing need is distributed into income categories as noted in *Table 1*.

TABLE 1
RHNA BY INCOME CATEGORY
CITY OF STANTON
(1998-2005)

Very-Low	Low	Moderate	Above-Moderate	Total
194	109	168	175	646
30%	17%	26%	27%	100%

Source: SCAG RHNA

Table 2 documents the City's progress towards meeting its fair share RHNA objectives through June 30, 2003.

TABLE 2
REMAINING FAIR SHARE HOUSING NEEDS
1998 – 2005

	Total	Very Low	Low	Moderate	Above-Moderate
RHNA Allocation	646	194	109	168	175
% of Total RHNA Allocation	100%	30%	17%	26%	27%
SFD Constructed	187	4 ¹	14 ²	83 ^{2,3}	86 ³
SFA Constructed	5	0	0	3 ³	2 ³
MFR Constructed	10	10 ⁴	0	0	0
Total Constructed	202	14	14	86	88
% of Total Need Constructed	31%	7%	13%	51%	50%
Need Remaining	444	180	95	82	97
% of Need Remaining	69%	93%	87%	49%	50%

Source: Regional Housing Needs Allocation (SCAG), City of Stanton Building Permits Issued (1/1/98-6/30/05).

Notes

1. Habitat for Humanity Project.
 2. Assumes 49% of the 19 unit Low/Moderate housing project on 10755 Oak Street is for the Low Income and 51% is for the Moderate Income
 3. Assumes a similar income category distribution (for those units not categorized by Notes 1 & 2) as the Orange County Housing Element (.04% Very-Low, 14.7% Low, 32.2% Moderate and 52.7% Above-Moderate. However, due to the 10% downpayment assumption, the Very-Low and 80% of the Low Income Units are placed in the Moderate Income Category).
 4. United Cerebral Palsy Project.
-

As depicted in *Table 2*, 31% of the City's total housing need has been realized. The greatest achievement has occurred in the moderate and above-moderate income categories in which 51% and 50% of the RHNA, respectively, has been achieved. The City is also in the process of entitling a seven-unit project on First Street and a six-unit project on Arrowhead Street.

As noted in the FY 2003-2004 Annual Progress Report, the City expects to make great progress in meeting its housing goals through development of the Stanton Plaza Specific Plan area (now known as the Renaissance Plaza). While the Renaissance Plaza was formerly zoned for commercial uses, the City has completed an update to the Stanton Plaza Specific Plan to allow for residential densities of up to 48 dwelling units per acre. The first phase of the project, which was recently submitted to the City, would involve the construction of 108 single family attached housing units, eight of which would be live-work units. The proposed density for this phase of the project is 20 du's/ac. Construction of these units is anticipated to be complete by the middle of 2006. Later phases of the project would include up to at least an additional 80 units at an anticipated density of 24 du's/ac.

Progress Towards Implementation of Housing Element Goals and Policies

During the 2004-2005 Fiscal Year, the City continued implementation of several goals and policies contained within the Housing Element.

In implementing the Housing Element policies of encouraging "the replacement of housing unfit for human habitation and the rehabilitation of dwelling which are in need of minor or major repair" (Goal 2, Policy 2.1), and assisting "when possible in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households (Goal 3, Policy 3.1)," the City applied for and was awarded \$25,000 in Community Development Block Grant monies to rehabilitate housing units for lower income and special needs groups. This is in addition to two housing rehabilitation programs currently being operated by the City's Redevelopment Agency. These programs consist of up to a \$40,000 loan payable at refinancing or sale of the home, to make major improvements to

ownership units. The other program is a 50% matching grant, up to a \$5,000 contribution by the City for minor repairs to the home.

The City has also continued to implement the Housing Element policy of encouraging the "development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available" (Goal 1, Policy 1.1). To this end, the City has considered and encouraged property owners and developers to recycle mid-block commercial sites to either mixed-use or completely residential projects through Specific Plans or Planned Unit Developments (PUD's). One of the sites in question is a ten-acre parcel currently used for commercial recreation and another is a one-acre site currently developed with an office use. In both cases, the City has promoted the concept of mixed-use development on the sites, with a residential component of up to 48 du's/ac.

In implementing Goal 1, Policy 1.1 of the Housing Element, the City is also considering the development of either an overlay zone or a new zoning district allowing for mixed-use development for mid-block commercial areas, primarily along Beach Boulevard. The City does not currently have a mechanism to allow for mixed-use development, except through specific plans or PUD's, and the creation of such a tool would assist in encouraging developers to consider such types of projects.

IV. Conclusion

During fiscal year 2004-2005, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on updating the City's General Plan, Zoning Code and implementing Housing Element goals to construct and rehabilitate additional housing units.

Efforts were also concentrated on the redevelopment of the Renaissance Plaza and various other mid-block and underutilized commercial properties throughout the City. The transformation of these parcels from strictly commercial to mixed-use is expected to create several hundreds of new housing units over the coming years. However, due to increasing land values, securing affordable housing in these future projects will require funding from a wide variety of sources, including local Redevelopment Agency Funds, regional housing authority assistance, and federal grants and tax credits.



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OCT - 7 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

October 3, 2005

Department of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for year fiscal year 2004-2005, which was approved by the City Council on September 27, 2005. Also enclosed is a copy of the City Council's Minute Order documenting the City Council's approval. This Progress Report is being submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) pursuant to Government Code Sections 65400 (b), 65583 (c)(3), and 65584.

The General Plan Annual Progress Report is based on a fiscal year cycle covering the period from July 1, 2004 to June 30, 2005. The report entails a brief summary of the comprehensive update to the General Plan and provides information on the City's progress towards meeting its 1998-2005 RHNA obligations.

If you need further information or have additional questions, please feel free to contact me at (714) 379-9222 extension 211.

Sincerely,

A handwritten signature in blue ink that reads "Steven K. Harris".

Steven K. Harris, AICP
Community Development Director

Attachments:

1. General Plan Annual Progress Report Fiscal Year 2004-2005
2. City Council's Minute Order